

1 BILL NO. R-84-2-09

2 DECLARATORY RESOLUTION NO. R-27-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Lot Numbered 19 in Centennial Industrial  
13 Park, Section IV, an Addition to the City  
14 of Fort Wayne, Indiana, according to the  
15 plat thereof, recorded in Plat Record 45,  
16 pages 79-81, in the Office of the Recor-  
17 der of Allen County, Indiana;

18 said property more commonly known as Lot 19, Centennial Industrial  
19 Park, Fort Wayne, Indiana;

20 WHEREAS, recommendations have been received from the  
21 Committee on Finance and the Department of Economic Development  
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said  
24 Resolution has been published in accordance with I.C. 5-3-2 and  
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has  
27 already been designated an allocation area under I.C. 36-7-14-39,  
28 the Fort Wayne Redevelopment Commission has adopted a Resolution  
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
31 THE CITY OF FORT WAYNE, INDIANA:

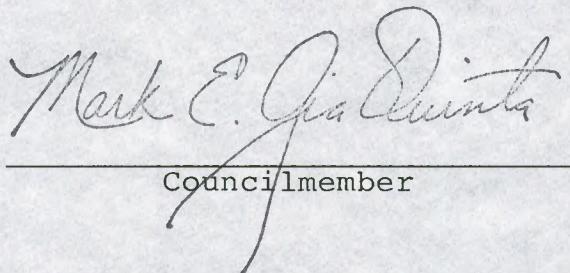
32 SECTION 1. That, the Resolution previously designating  
33 the above described property an "Economic Revitalization Area" is  
34 confirmed in all respects.

35 SECTION 2. That, the above described property is here-  
36 by declared an "Economic Revitalization Area" pursuant to I.C. 6-

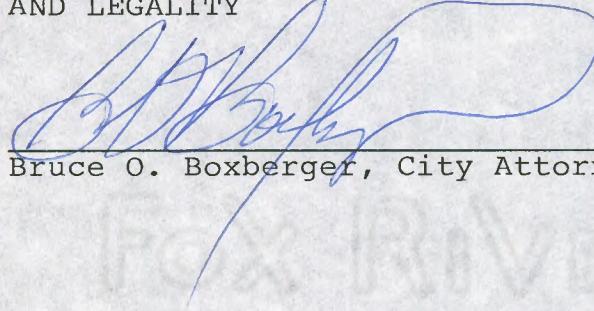
1 Page Two  
2

3 1.1-12.1, said designation to begin on the effective date of this  
4 Resoltuion and continue for one (1) year. Said designation shall  
5 terminate at the end of that one (1) year period.

6 SECTION 3. That this Resolution shall be in full force  
7 and effect from and after its passage and any and all necessary  
8 approval by the Mayor.

9   
10 Councilmember

11 APPROVED AS TO FORM  
12 AND LEGALITY

13   
14 Bruce O. Boxberger, City Attorney  
15

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Read the first time in full and on motion by Nicole,  
seconded by Steve, and duly adopted, read the second time  
by title and referred to the Committee Planning (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M., E.S.

DATE:

2-1484

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Geo. Junius,  
seconded by Stew, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	✓	—	—	—	—
<u>BURNS</u>	✓	—	—	—	—
<u>EISBART</u>	✓	—	—	—	—
<u>GiaQUINTA</u>	✓	—	—	—	—
<u>HENRY</u>	✓	—	—	—	—
<u>REDD</u>	✓	—	—	—	—
<u>SCHMIDT</u>	✓	—	—	—	—
<u>STIER</u>	✓	—	—	—	—
<u>TALARICO</u>	✓	—	—	—	—

DATE: •

2-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY - CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-27-89  
on the 28th day of February, 1989

ATTEST:

(SEAL.)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 29th day of February, 1984,  
at the hour of 11:30 o'clock A. .M., E.S.T.

SANDRA E. KENNEDY CITY CLERK

Approved and signed by me this 1st day of March,  
1984 at the hour of 1 o'clock P.M., E.S.T.

Emile R  
WIN MOSES, JR. MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Midwest Equipment & Supply Co., Inc.
2. Owner(s) Ben Cates
3. Address of Owner(s) 901 Keck Avenue  
Evansville, Indiana 47711
4. Telephone Number of Owner(s) (812) 425-6216
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant 901 Keck Ave.  
Evansville, Indiana 47711
7. Telephone number of Applicant (812) 425-6216
8. Address of Property Seeking Designation Lot 19, Centennial  
Industrial Park, Fort Wayne, Allen County, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) Lot 19, Centennial Industrial Park  
See plot plan attached as Exhibit A
10. Township \_\_\_\_\_
11. Taxing District Allen Co.

12. Current Zoning Industrial

13. Variance Granted (if any) \_\_\_\_\_

14. Current Use of Property

a. How is property presently used? Land

\_\_\_\_\_

b. What Structure(s) (if any) are on the property? None

n/a

b. What is the condition of this structure/these structures? \_\_\_\_\_

\_\_\_\_\_

15. Current Assessed Value of Real Estate \_\_\_\_\_

a. Land \$37,940.00

b. Improvements \_\_\_\_\_

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\_\_\_\_\_

None

17. Description of Proposed Improvements to the Real Estate \_\_\_\_\_

12,500 square ft. office & warehouse

\_\_\_\_\_

\_\_\_\_\_

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

January 1984

b. When is completion expected? April 1984

19. Cost of Project (not including land costs) \$260,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? six

lation of this new manufacturing equipment?

b. What is the nature of those jobs? warehouse, office and sales employees

c. Anticipated time frame for reaching employment level stated above?

1 year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Location of property and cost of project

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? will create jobs  
and spur new business development

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Applied for loan at Lincoln National, Ft. Wayne, Indiana

Midwest Equipment Co. plans investment 30% of cost,

Lincoln National to finance 70% of cost.

I hereby certify that the information and representation on this Application are true and complete.

Ben Cates

Signature(s) of Owners

1-12-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No 16

JANUARY 17 1984

Received from Midwest Equipment & Supply Co  
Fifty and  $\frac{60}{100}$  Dollars

TAX ABATEMENT APPLICATION FEE

\$ 50.00

James D. P.

No. 37449

MIDWEST EQUIPMENT & SUPPLY CO., INC.  
901 KECK AVENUE EVANSVILLE, INDIANA 47711

DOCUMENT NUMBER	* TYPE	DOCUMENT DATE	PURCHASE ORDER NUMBER	GROSS AMOUNT	DISCOUNT AMOUNT	OTHER CHARGES	NET AMOUNT	COMMENT
01-12-84	I	1-12-84	Filing Fee	50.00	0.00	0.00	50.00	PAID

\* TYPE (I) INVOICE (C) CREDIT MEMO (D) DEBIT MEMO (X) CONTRACT PAYABLE

PLEASE DETACH  
BEFORE DEPOSITIN

MIDWEST EQUIPMENT & SUPPLY CO., INC.

901 KECK AVENUE  
EVANSVILLE, INDIANA 47711

No. 37449

71  
86  
OLD NATIONAL BANK  
EVANSVILLE, INDIANA

IDENTIFICATION NUMBER	DATE	CHECK NUMBER	NET AMOUNT
D2400	1-12-84	37449	*****50.00

PAY

TO THE  
ORDER OF

Department of Economic Development  
8th Floor, City-County Building  
Fort Wayne, Indiana 46802

MIDWEST EQUIPMENT & SUPPLY CO., INC.

Mark Stover  
AUTHORIZED SIGNATURE

1037449 0863000121 40501036 21

MAIL TAX BILLS TO:

901 Keck Avenue  
Evansville IN. 47711

# CORPORATE DEED

THIS INDENTURE WITNESSETH, That

CENTENNIAL DEVELOPMENT CORPORATION

not-for-profit

("Grantor"), a corporation organized and

existing under the laws of the State of Indiana, CONVEYS

AND WARRANTS — ~~EXCEDED~~ to MIDWEST EQUIPMENT & SUPPLY  
CO., INC., an Indiana corporation, ~~EXCEDED~~

, in consideration of Ten Dollars (\$10.00) and other

good and valuable consideration, the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Numbered 19 in Centennial Industrial Park, Section IV, an Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Plat Record 45, pages 79-81, in the Office of the Recorder of Allen County, Indiana.

Subject to the second installment of real estate taxes for the year 1983, due and payable in November, 1984, and all subsequent real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, and rights-of-way of record.

Grantor represents that no Indiana gross income tax is due or payable with respect to this transfer of real estate.

The undersigned person(s) executing this deed represent(s) and certifies on behalf of the Grantor, that ~~each of~~ the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th

day of January, 1984

CENTENNIAL DEVELOPMENT CORPORATION

(Name of Corporation)

By \_\_\_\_\_

By Paul W. Seitz

Paul W. Seitz, President

(Printed Name and Office)

(Printed Name and Office)

STATE OF INDIANA  
COUNTY OF ALLEN

} SS:

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

Paul W. Seitz Hand the President

Hand, respectively of CENTENNIAL DEVELOPMENT CORPORATION,  
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of January 1984

My Commission Expires: Oct. 2, 1987

Signature

Anita L. Baker

Resident of Allen County Printed Anita L. Baker, Notary Public

This instrument prepared by Lawrence E. Shine - SHOAFF, PARKER & KEEGAN, Attorney at Law,  
2400 Fort Wayne Bank Building, P.O. Box 12709, Fort Wayne, Indiana 46864  
Mail to:

BILL NO. R-84-02-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
XXXXXX ORDINANCE A DECLARATORY RESOLUTION confirming the designation of  
an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

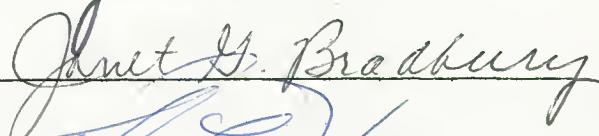
MARK E. GIAQUINTA, CHAIRMAN



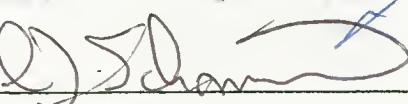
JAMES S. STIER, VICE CHAIRMAN



JANET G. BRADBURY



THOMAS C. HENRY



DONALD J. SCHMIDT

CONCURRED IN 2-28-84  
SANDRA E. KENNEDY, CITY CLERK

Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-84-02-09DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Commonly known as Lot 19, Centennial Industrial Park, Fort Wayne, Indiana; Midwest Equipment and Supply)EFFECT OF PASSAGE Presently vacant land will be utilized and new jobs will be created and help spur new business development.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$260,000.00 (not including land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



# The City of Fort Wayne

February 15, 1984

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of February 18, 1984, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for the Common Council  
of Fort Wayne, IN  
Declaratory Resolutions  
R-84-02-08 & R-84-02-09  
R-84-02-10 & R-84-02-11  
R-84-02-12 & R-84-02-13  
R-84-02-14 & R-84-02-15  
R-84-02-16 & R-84-02-17  
R-84-02-18 & R-84-02-19  
R-84-02-20 & R-84-02-21  
R-84-02-22 & R-84-02-23  
R-84-02-26 & R-84-02-27

Please send us 4 copies of the Publisher's Affidavit from both newspapers. (Each public notice)

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 9

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-02-08 AND R-84-02-09 )

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 14, 1984, date designating property at Lot 19, Centennial Industrial Park, Fort Wayne, Indiana; Midwest Equipment and Supply

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 28, 1983, at 7:30 P.M., date, time & place Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
Sandra E. Kennedy  
City Clerk

**Fort Wayne Common Council**  
 (Governmental Unit)  
**Allen** County, IN

To ..... **JOURNAL-GAZETTE** ..... Dr.  
**P.O. BOX 100**  
**FORT WAYNE, INDIANA**

## PUBLISHER'S CLAIM

### LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	5
Body	number of lines	26
Tail	number of lines	2
Total number of lines in notice		33

### COMPUTATION OF CHARGES

33	lines, 1 columns wide equals 33 equivalent lines at .230¢	\$ 7.59
cents per line		

Additional charge for notices containing rule or tabular work (50 per cent of above amount) ..... 1.00

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra ..... 1.00

**TOTAL AMOUNT OF CLAIM** ..... **\$ 8.59**

### DATA FOR COMPUTING COST

Width of single column 9.6 picas Size of type ..... 6 point

1 Number of insertions ..... Size of quad upon which type is cast ..... 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date **Feb. 18** 19 **84**

Title ..... **CLERK**

### FORM #904

### PUBLISHER'S AFFIDAVIT

State of Indiana  
 ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ..... **Drusilla Roose** ..... who, being duly sworn, says

that he/she is ..... of the

**JOURNAL-GAZETTE**

a ..... newspaper of general circulation printed and published

in the English language in the city ..... town of ..... **FORT WAYNE, INDIANA**

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time

which was duly published in said paper for ..... the dates of publication being

as follows:

**2/18/84**

Subscribed and sworn to me before this **18th** day of **February** 19 **84**

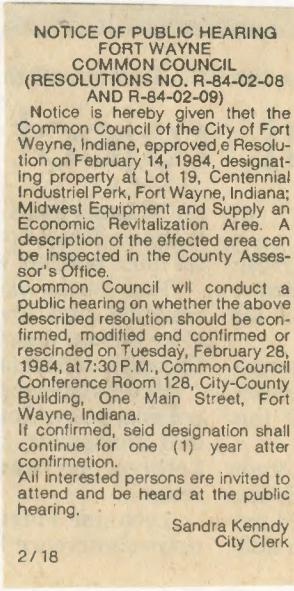
Notary Public

**November 29, 1985**

My commission expires .....

Sandra Kennedy  
 City Clerk

2/18



## Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To ..... NEW-SENTINEL ..... Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

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..... lines, ..... columns wide equals ..... equivalent lines at ..... cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra				1.00
				8.59
				\$.....

## TOTAL AMOUNT OF CLAIM

## DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type ..... 6 ..... point
1	Size of quad upon which type is cast ..... 6 ..... point
Number of insertions ..... 1 ..... point	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*Feb. 18 84  
Date ..... 19 .....

Title ..... CLERK .....

## FORM #903

## PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ..... Drusilla Roose ..... who, being duly sworn, says

that he/she is ..... CLERK ..... of the

NEWS-SENTINEL

e ..... DAILY ..... newspaper of general circulation printed and published

in the English language in the city ..... town of ..... FORT WAYNE, INDIANA .....

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time  
which was duly published in said paper for ..... the dates of publication being

as follows:

2/18/84

*Drusilla Roose*

February 84

Subscribed and sworn to me before this ..... day of ..... 19 .....

*Anne M. Perkins*

Notary Public

November 29, 1985

My commission expires .....

